GENERAL NOTES

1. ALL APPLICABLE CONSTRUCTION SHALL CONFORM TO THE TEXAS STATEWIDE BUILDING CODE ,2018 BASED UPON THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) ,2018
2. CODES GOVERN OVER DRAWING PLANS, VERIFY ALL LOCAL CODES AND SPECIFICATIONS.
3. PRIOR TO THE BEGINNING OF ANY WORK, THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL BUILDING PERMITS FOR THE CONSTRUCTION OF THIS PROJECT AS REQUIRED BY THE BUILDING INSPECTION DEPARTMENT OF THE COUNTY OR CITY THE PROJECT IS LOCATED IN.
4. BUILDING PERMITS SHALL BE PROMPTLY AND CONSPICUOUSLY POSTED AT THE BUILDING SITE AT ALL TIMES DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THESE PLANS PRIOR TO COMMENCING CONSTRUCTION ON THIS PROJECT.
6. ALL LUMBER USED THROUGHOUT TO BE MINIMUM No.1 STRUCTURAL GRADE

   ALL WOOD TRUSSES, T.J.I.'s & ENGINEERED LUMBER SHALL BE CERTIFIED BY THE MANUFACTURER. TRUSSES AND FRAMING MEMBERS SHALL HAVE A CAPABILITY TO SUPPORT LIVE AND DEAD LOADS AS SPECIFIED BY ALL APPLICABLE CODES, AND/OR AS FOLLOWS:

DESIGN LOAD	LIVE LOAD	DEAD LOAD
CEILING JOIST	20 P.S.F.	10 P.S.F.
LIVING AREAS	40 P.S.F.	10 P.S.F.
SLEEPING AREAS	30 P.S.F.	10 P.S.F.
ROOF AREAS	20 P.S.F.	10 P.S.F.
ATTIC AREA LTD. STORAGE	20 P.S.F.	10 P.S.F.

7. ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL BELOW LOCAL FROST LINES AS PER ALL LOCAL BUILDING CODES.
8. ALL CONCRETE SHALL BE A MINIMUM OF 3,000 P.S.I. FOR INTERIOR SLABS AND FOOTINGS, AND 3,500 P.S.I. FOR DRIVEWAYS, EXTERIOR AND GARAGE SLABS.
9. ALL INTERIOR ROOM FINISHES INCLUDING WALL AND CEILING COVERINGS FOR ROOMS OR ENCLOSED SPACES SHALL HAVE A FLAME SPREAD RATING OF 200 OR LESS.
10. ALL HEATING, VENTILATING AND AIR CONDITIONING AND/OR ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND ORDINANCES AND SHALL CONFORM TO STANDARD TRADE PRACTICES. REQUIRED BUILDING PERMITS SHALL BE OBTAINED AND PAID FOR BY THE RESPECTIVE TRADES.
11. TO AVOID FRAMING CONFLICTS, VERIFY ALL HVAC REQUIREMENTS PRIOR TO FRAMING.
12. COORDINATE THE LOCATION OF ALL PLUMBING PIPING WITH THE MECHANICAL AND ELECTRICAL EQUIPMENT.
13. ELECTRICAL AND PLUMBING SHALL BE ROUGHED-IN BEFORE THE FRAMING INSPECTION IS MADE.
14. ALL POTABLE WATER OUTLETS SHALL BE PROTECTED FROM CROSS CONNECTIONS.
15. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF THE NFPA 72, PER SECTION R314 SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: ONE IN EACH SLEEPING AREA, IMMEDIATELY OUTSIDE OF SLEEPING AREA, AND ON EACH STORY OF DWELLING INCLUDING BASEMENTS. DWELLINGS HAVING MORE THAN ONE SMOKE ALARM SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING PER SECTION R313.2. ALL SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANTLY INSTALLED COOKING APPLIANCE
16. ALL GLAZING NINE (9) SQ. FT. OR LARGER, WITHIN 18" OF A FLOOR, WITHIN 24" OF A DOOR, IN WALLS ENCLOSING A STAIRWAY LANDING OR WITHIN 60" OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" OF THE WALKING SURFACE, AND ANY GLAZING WITHIN 60" OF A BATHING TUB, SHALL BE SAFETY GLASS.
17. CONTRACTOR MUST VERIFY THAT SELECTED WINDOW UNITS FOR BEDROOMS MEET EGRESS MINIMUMS FOR WIDTH AND OPENING SIZE. UNIT SIZES SHOWN ON PLANS MAY NOT MEET EGRESS FOR ALL WINDOW MANUFACTURERS.
18. PROVIDE MINIMUM CLEAR HEADROOM OF 6'-8" AT EVERY STAIR NOSING
19. PROVIDE A SOLID/20 MIN. FIRE RATED DOOR BETWEEN THE GARAGE AND THE RESIDENCE. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD. WHERE THE SEPARATION IS A FLOOR/ CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. PER SECTION R-302.5.1 I.R.C. ,2018
20. PROVIDE EXHAUST FANS, VENTED DIRECTLY TO THE OUTSIDE, IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS WITHOUT THE MINIMUM REQUIRED OPERABLE WINDOWS.
21. CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING SHALL BE INSTALLED IN ACCORDANCE WITH METHOD 3 OF SECTION R-602.10.3. FOR BRACED WALLS & IN ACCORDANCE WITH SECTION R-602.10.5 & TABLE R-602.10.5 OF THE I.R.C. ,2018
22. TERMITE TREATMENT AT PERIMETER FOUNDATIONS (TYP.)
23. ALL REQUIRED EMERGENCY EGRESS WINDOWS ARE TO COMPLY W/ SECTION 310.1.1 OF THE I.R.C. 2018. THESE WINDOW UNITS ARE TO MEET OR EXCEED THE FOLLOWING DIMENSIONS : CLEAR OPENABLE AREA OF 5.7 SQ.FT. (5.0 SQ.FT. FOR GRADE LEVEL WINDOW UNITS), CLEAR OPENABLE WIDTH OF 20", CLEAR OPENABLE HEIGHT OF 24", AND HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FINISHED FLOOR.
24. ALL T.J.I. TRUSS PROVIDED AND DESIGNED BY SUPPLIER TO SUPPORT ACTUAL LOADS
25. WINDOW NOMENCLATURE SHOWN ON THESE PLANS IS FOR ANDERSEN 400 SERIES; SUBSTITUTE WINDOWS MAY BE USED IN LIEU OF UNITS SPECIFIED PROVIDING THEY MEET EGRESS AND HAVE A GLASS U-FACTOR EQUAL OR LESS THAN .32
26. THE ELECTRICAL INSTALLATION SHALL CONFORM TO PART 8 OF THE INTERNATIONAL RESIDENTIAL CODE, 2018 AND NATIONAL ELECTRICAL CODE, 2018. A PERMIT SHALL BE SECURED PRIOR TO COMMENCEMENT OF ANY WORK.
27. ARTICLE 210-8 OF THE 2011 NATIONAL ELECTRICAL CODE REQUIRES A DEDICATED 20 AMP. CIRCUIT FOR BATHROOM RECEPTACLES THAT IS PROTECTED WITH A GROUND FAULT CIRCUIT INTERRUPTER (GFCI) ALL KITCHEN COUNTER RECEPTACLES SHALL ALSO BE PROTECTED WITH GFCI.
28. ALL WOOD/LUMBER TO BE SOUTHERN PINE #1 UNLESS OTHERWISE NOTED.
29. IRC SECTION R602.8 AND R302.11.1 FIRE/DRAFT STOPPING DETAILS: FIREBLOCKING SHALL BE PROVED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. FIREBLOCKING SHALL BE PROVED IN WOOD-FRAME CONSTRUCTION 1. IN CONCEALED SPACES OF STUD WALLS. 1.1 VERTICALLY AT CEILING AND FLOOR LEVELS. 1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES. 3. IN SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN. 4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILINGS AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. 5. FIREBLOCKING OF CORNICES OF A TWO FAMILY DWELLING AT THE LINE OF THE DWELLING UNIT SEPARATION. DRAFT STOPPING IS REQUIRED AS PER R302.12 IN FLOORS WHEN OPEN WEB TRUSSES ARE USED.
30. IRC SECTION R317.3.3 – PRESSURE TREATED WOOD FASTENER: FASTENERS

    WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. EXCEPTION: ONE-HALF INCH DIAMETER OR GREATER STEEL BOLTS. SEE TABLE 602.3(3) FOR SHEATHING AND NAILING CODE REQUIREMENTS.
31. ALL TUB/SHOWER ENCLOSURES TO BE WATER RESISTANT UP TO 6' TYP.
32. MIN. BEARING, TO BE 1 1/2" ON WOOD, 3" ON MASONRY OR METAL
33. THE TOTAL NET FREE VENTILATING AREA SHALL BE 1/300 OF THE TOTAL AREA, BASED UPON PROVIDING AT LEAST 50% OF THE TOTAL VENTS (UP TO A MAXIMUM OF 80% OF THE TOTAL VENTS) LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3 FEET ABOVE THE EAVE VENTS, WITH THE BALANCE OF THE REQ'D VENTILATION PROVIDED BY EAVE VENTS. A TABLE OF PRODUCT OPTIONS IS PROVIDED BY SELECTION BY THE CONTRACTOR.
34. ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF THE IRC CODE, 2018 EDITION.
35. STEEL BRICK LENTILS AS REQUIRED

FOUNDATION NOTES

1. PRIOR TO CONSTRUCTION, ALL ORGANIC MATERIAL, TOP SOIL AND DEBRIS SHALL BE REMOVED FROM THE BUILDING AREA.
2. ALL FOOTINGS, INCLUDING SLAB ON GRADE, SHALL BEAR ON UN-DISTURBED SOIL OR COMPACTED STRUCTURAL FILL WITH AN ALLOWABLE BEARING CAPACITY OF 1,500 PSF.
3. ALL FOUNDATION CONCRETE FOR FOOTINGS AND INTERIOR SLABS SHALL OBTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
4. BOTTOM OF ALL FOOTINGS SHALL BE A MINIMUM 12" BELOW FINISH GRADE OR AS PER LOCAL CODE REQUIREMENTS
5. EARTH FORMED FOOTINGS SHALL CONFORM TO THE SHAPE, LINES AND DIMENSIONS AS SHOWN ON THE FOUNDATION PLAN. ALL WATER SHALL BE REMOVED PRIOR TO PLACING CONCRETE.
6. ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60.
7. CONCRETE PROTECTION FOR REINFORCING AS WELL AS PLACING AND FABRICATION OF REINFORCING SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS" (ACI 318)
8. ALL CONTINUOUS REINFORCING SHALL LAP 36 BAR DIAMETERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. BEFORE POURING CONCRETE ALL EMBEDDED ITEMS SHALL BE PROPERLY LOCATED, ACCURATELY POSITIONED, MAINTAINED SECURELY IN PLACE AND INSPECTED.
10. NO BACKFILL SHALL BE DONE AGAINST MASONRY OR CONCRETE WALLS UNLESS ALL SLABS ARE POURED AND/OR WALLS ARE SECURELY BRACED AGAINST OVERTURNING.
11. ANY STRUCTURAL BACKFILL REQUIRED, IN ADDITION TO THE MIN. THICKNESS AS SHOWN ON THE DRAWINGS, SHALL BE PLACED IN 8 TO 10 INCH LOOSE LAYERS AND BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (A.S.T.M. D-698).
12. PIER FOOTING THICKNESS SHALL BE ONE-HALF (MINIMUM) THE WIDTH OF THE FOOTING.
13. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. (EXCEPT THAT UNFILLED HOLLOW PIERS MAY BE USED IF THEIR UNSUPPORTED HEIGHT IS NOT MORE THAN 4 TIMES THEIR LEAST DIMENSION.)
14. HOLLOW PIERS SHALL BE CAPPED WITH 4 INCHES OF SOLID MASONRY OR CONCRETE.
15. PROVIDE WALL TIES, FLASHING, AND WEEP HOLES AT FLOOR LINE FOR BRICK FOUNDATION WALLS.

WOOD HEADER & GIRDER SCHEDULE
AS PER TABLE R602.5(1) AND R602.5(2)

WOOD HEADER SIZE	BUILDING WIDTH	EXTERIOR BEARING WALLS								INTERIOR BEARING WALLS			
		ROOF & CEILING		ROOF, CLG. & ONE CENTER BEARING FLR.		ROOF, CLG. & ONE CLEAR FLOOR SPAN		ROOF, CLG. & TWO CENTER BEARING FLR'S.		ONE FLOORS ONLY		TWO FLOORS ONLY	
		SPAN	NJ	SPAN	NJ	SPAN	NJ	SPAN	NJ	SPAN	NJ	SPAN	NJ
2-2x4	20'	4-0	1	3-6	1	2-11	1	2-8	1	4-1	1	2-7	1
	28'	3-1	1	2-6	1	2-3	1	2-1	1	2-10	1	1-11	1
	36'	2-7	1	2-2	1	1-10	1	1-9	1	2-4	1	1-7	1
2-2x6	20'	6-0	1	4-10	1	4-4	1	4-0	1	6-1	1	3-11	1
	28'	4-7	1	3-9	1	3-7	2	3-2	2	4-4	1	2-11	2
	36'	3-10	1	3-3	2	2-10	2	2-8	2	3-6	1	2-5	2
2-2x8	20'	7-7	1	6-1	1	5-6	2	5-0	2	7-9	1	5-0	1
	28'	5-9	1	4-10	2	4-3	2	4-0	2	5-5	1	3-8	2
	36'	4-10	2	4-1	2	3-7	2	3-5	2	4-5	2	3-1	2
3-2x8	20'	9-5	1	7-8	1	6-11	1	6-4	1	9-8	1	6-3	1
	28'	7-3	1	6-0	1	5-3	2	5-0	2	6-10	1	4-7	2
	36'	6-1	1	5-1	2	4-11	2	4-3	2	6-3	1	3-10	2
2-2x10	20'	9-0	1	7-3	2	6-7	2	6-0	2	9-2	1	5-11	2
	28'	6-10	2	5-8	2	5-0	2	4-9	2	6-6	2	4-4	2
	36'	5-9	2	4-10	2	4-2	2	4-0	2	5-3	2	3-7	2
3-2x10	20'	11-3	1	9-1	1	8-3	2	7-6	2	11-5	1	7-5	1
	28'	8-7	1	7-2	2	6-3	2	5-11	2	8-1	1	5-6	2
	36'	7-3	2	6-1	2	5-3	2	5-1	2	6-7	2	4-6	2
2-2x12	20'	10-7	2	8-6	2	7-9	2	7-0	2	10-9	1	6-11	2
	28'	8-1	2	6-8	2	5-11	2	5-7	2	7-7	2	5-2	2
	36'	6-10	2	5-8	2	4-11	3	4-9	3	6-3	2	4-3	3
3-2x12	20'	13-2	1	10-8	2	9-8	2	8-10	2	13-6	1	8-8	2
	28'	10-1	2	8-5	2	7-5	2	7-0	2	9-6	2	6-5	2
	36'	8-6	2	7-2	2	6-2	2	5-11	2	7-9	2	5-4	2

BUILDING AREA (PER UNIT)

FIRST FLOOR	994.00	S.F.
SECOND FLOOR	689.00	S.F.
TOTAL LIVING AREA*	1,683.00	S.F.
ENTRY PORCH	139.00	S.F.
REAR PORCH	126.00	S.F.
TOTAL BUILDING AREA	1,948.00	S.F.

BUILDING CLASSIFICATION

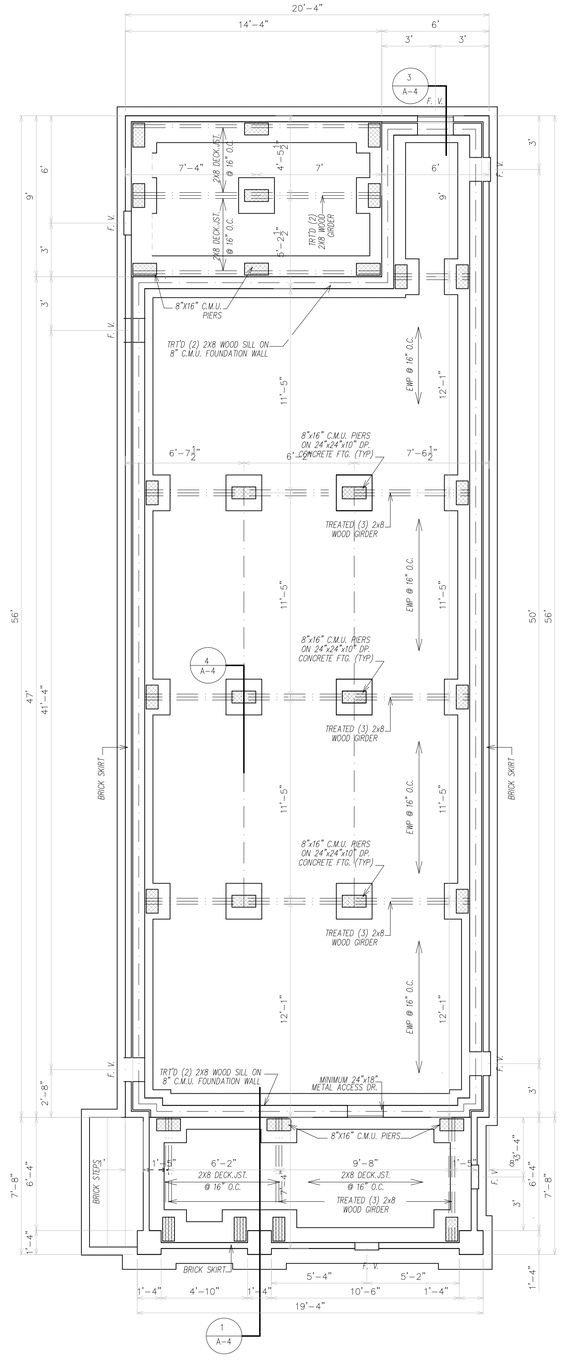
USE GROUP : R-3 (RESIDENTIAL)

TYPE CONSTRUCTION : 5-B

CODE & EDITION EMPLOYED :
THE I.R.C. (INTERNATIONAL RESIDENTIAL CODE) 2018, AS AMENDED BY THE STATE

BUILDING DESIGN LOADS

ROOF DEAD LOAD	20 p.s.f.
ROOF LIVE LOAD	20 p.s.f.
ATTICS (w/ LIMITED STORAGE) LIVE LOAD	20 p.s.f.
DECK LIVE LOAD	40 p.s.f.
ROOMS (OTHER THAN SLEEPING) LIVE LOAD	40 p.s.f.
SLEEPING ROOMS LIVE LOAD	30 p.s.f.
STAIR LIVE LOAD	40 p.s.f.
GROUND SNOW LOAD	10 p.s.f.
SLAB ON GRADE	100 p.s.f.
WIND LOAD	100 p.s.f.
SEISMIC DESIGN CATEGORY	A



1 FOUNDATION PLAN
SCALE : 1/4" = 1'-0"

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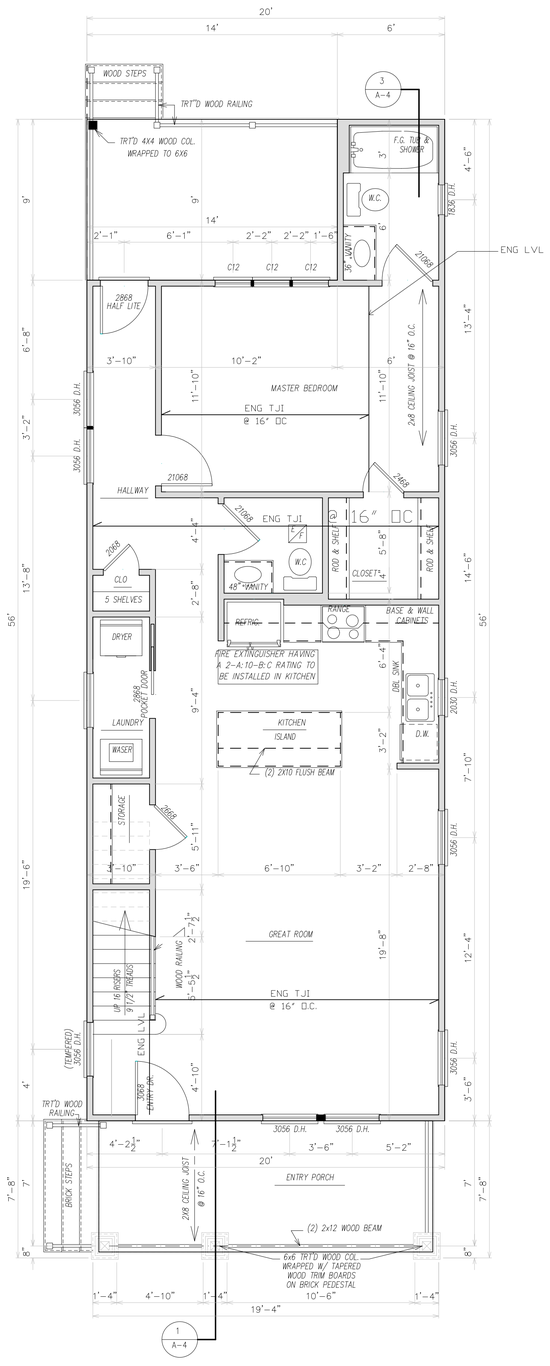
WEB SITE:
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DATE	REVISIONS

PORTFOLIO PLAN
PROJECT NAME: MORNING COFFEE
ISSUED FOR ONE-TIME USE

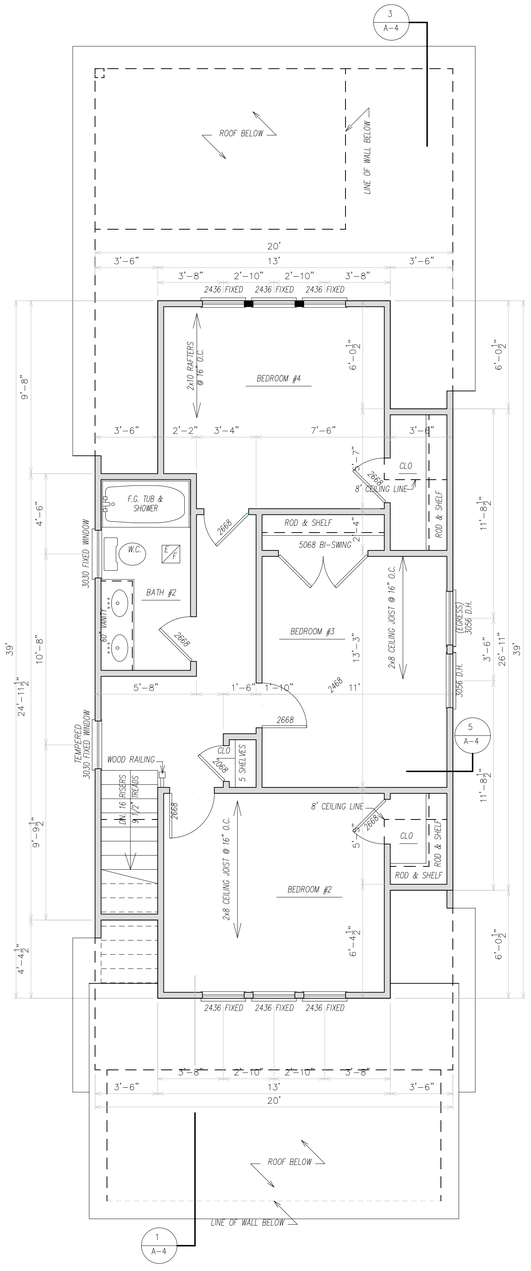
FOUNDATION PLAN

SHEET:	1 OF 4
DATE:	01/24/2024
SCALE:	AS NOTED
DRAWN BY:	JD
CHECKED BY:	



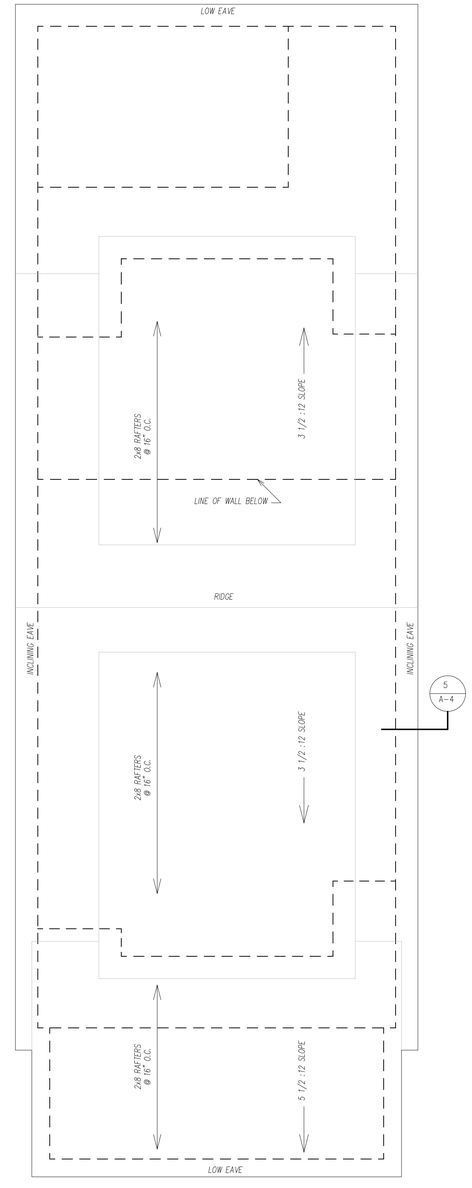
FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



ROOF PLAN

SCALE : 1/4" = 1'-0"

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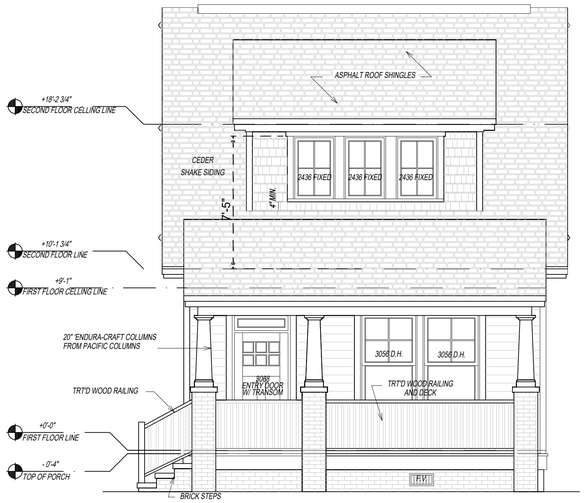
DATE	REVISIONS

PORTFOLIO PLAN

PROJECT NAME: MORNING COFFEE

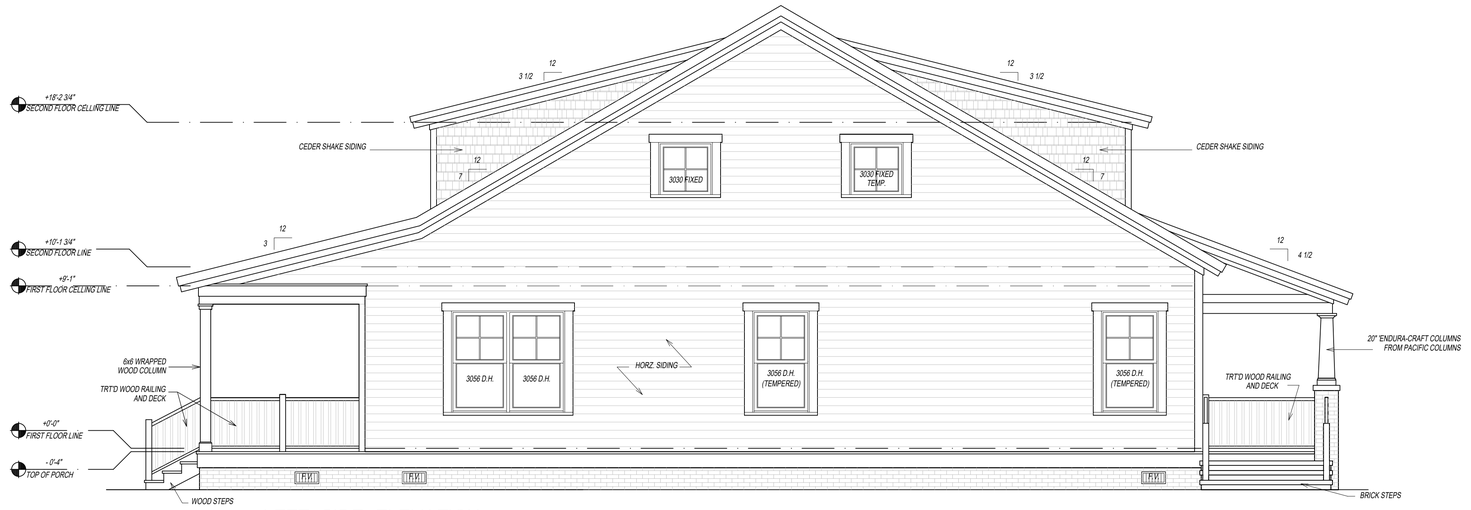
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FLOOR PLANS	
SHEET:	2 OF 4
DATE:	01/24/2024
SCALE:	AS NOTED
DRAWN BY:	JD
CHECKED BY:	



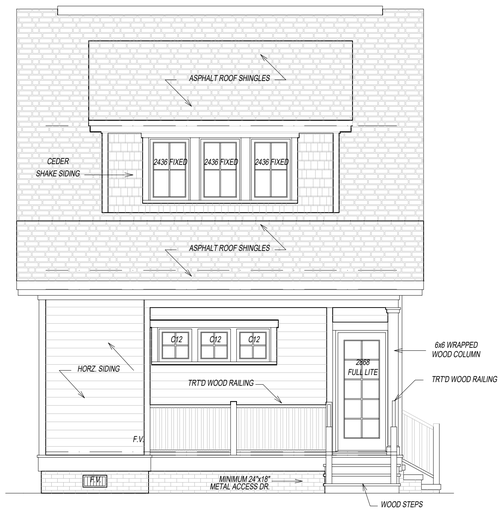
FRONT ELEVATION

SCALE : 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE : 1/4" = 1'-0"



REAR ELEVATION

SCALE : 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE : 1/4" = 1'-0"

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PORTFOLIO PLAN

PROJECT NAME: MORNING COFFEE

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ELEVATIONS

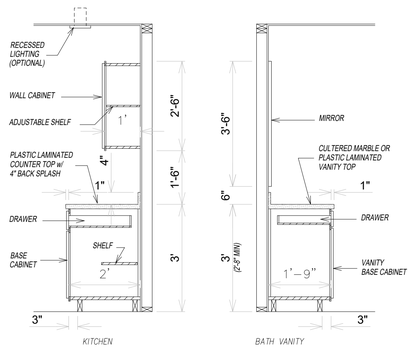
SHEET: 3 OF 4

DATE: 01/24/2024

SCALE: AS NOTED

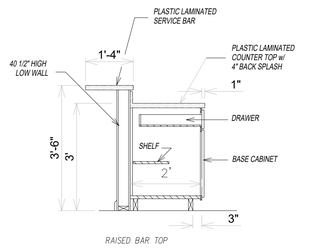
DRAWN BY: JD

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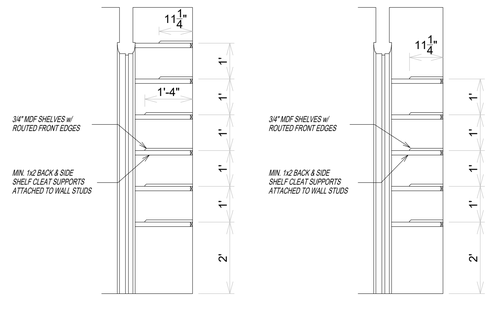
TYPICAL CABINET DETAIL

SCALE : 1/2" = 1'-0"



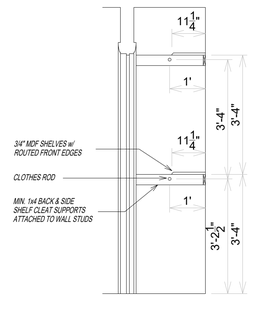
TYP. SERVICE BAR DETAIL

SCALE : 1/2" = 1'-0"



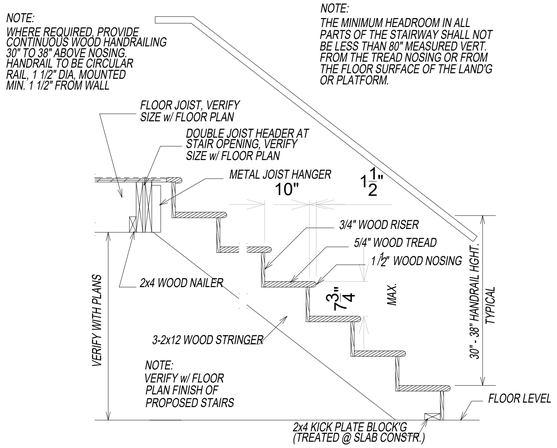
TYPICAL SHELVING DETAIL

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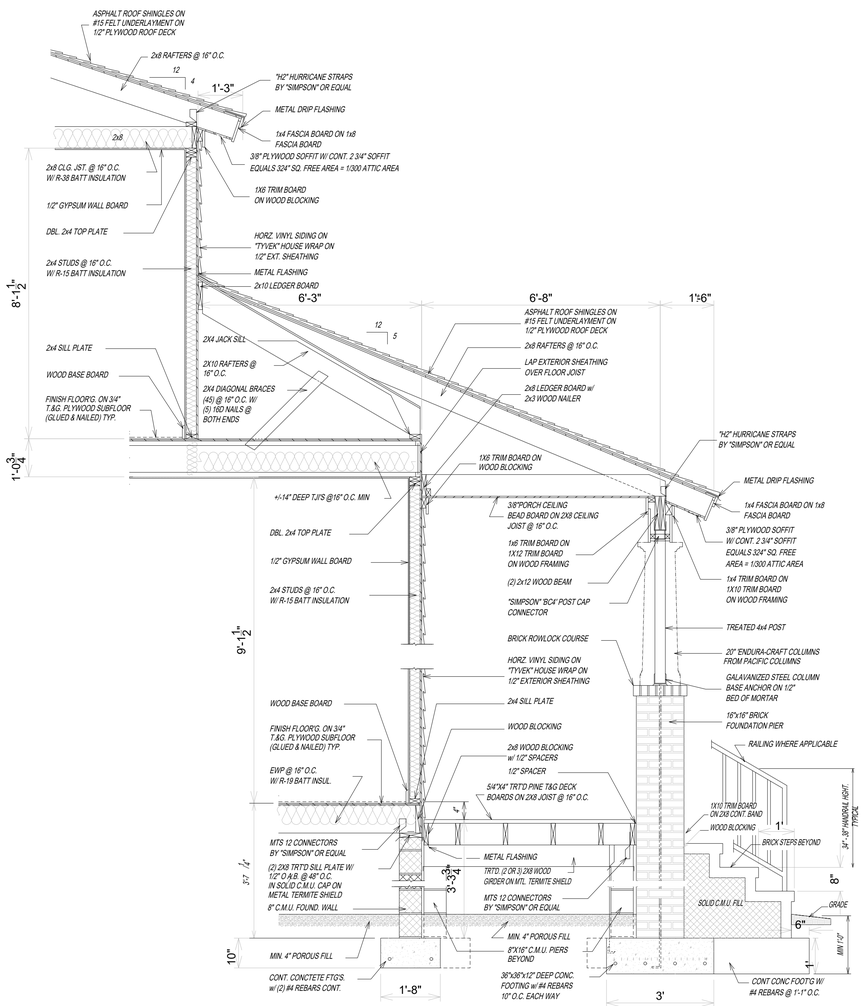
CLOSET SHELVING DETAIL

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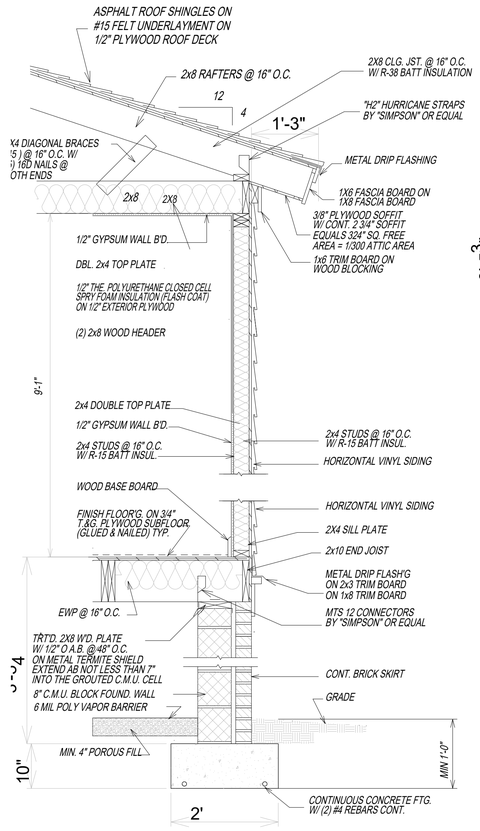
TYPICAL STAIR DETAIL

SCALE : 3/4" = 1'-0"



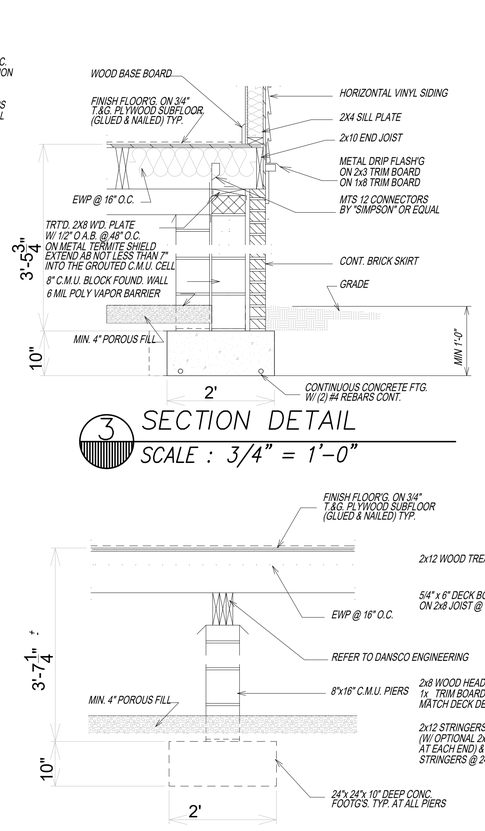
1 TYPICAL SECTION DETAIL

SCALE : 1/2" = 1'-0"



2 SECTION DETAIL

SCALE : 3/4" = 1'-0"

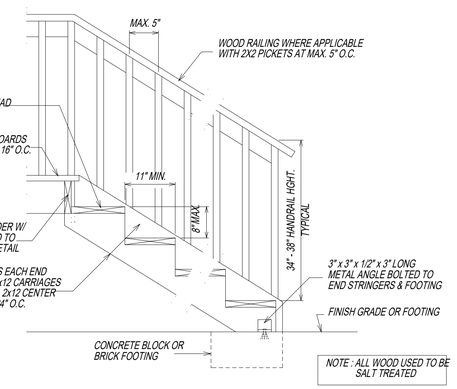


3 SECTION DETAIL

SCALE : 3/4" = 1'-0"

4 SECTION DETAIL

SCALE : 3/4" = 1'-0"



TYP. WOOD DECK STEP DETAIL

SCALE : 3/4" = 1'-0"

5 TYPICAL RAKE DETAIL

SCALE : 3/4" = 1'-0"

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VIRGINIA BEACH, VA 23452
TEL 756 498-9800

WEB SITE:
WWW.DOWNHOMEPLANS.COM

DATE	REVISIONS

PORTFOLIO PLAN

PROJECT NAME: MORNING COFFEE

ISSUED FOR ONE-TIME USE

OTHER DETAILS	
SHEET:	4 OF 4
DATE:	01/24/2024
SCALE:	AS NOTED
DRAWN BY:	JD
CHECKED BY:	